

CHRISTOPHER SCALES

POWERED BY
exp UK



Kingsley Avenue, Torquay

Bedrooms: 3 Bathrooms: 2 Receptions: 1

£330,000

Situated within the popular residential development of The Willows in Torquay, this spacious modern family home offers well planned accommodation arranged over three floors, together with an integral garage, useful additional gym/store room and off-road parking.

The property provides a particularly practical layout for family living, with a ground floor entrance hall, cloakroom, integral garage and substantial gym/store room, while the principal living accommodation is arranged across the first and second floors. The generous kitchen/diner with tiled floor and underfloor heating, has double doors opening directly onto the rear garden, while the separate triple-aspect sitting room provides a bright and comfortable space.

The upper floor provides three bedrooms, including a main bedroom with fitted wardrobes and en-suite shower room, together with a further two bedrooms and family bathroom. The enclosed rear garden offers a combination of patio and level lawn, with gated access to the driveway, making it a useful, secure and manageable outside space for families.

The Willows is conveniently positioned for a wide range of local amenities and facilities, with Wren Retail Park nearby providing a choice of supermarkets including M&S and Sainsburys. The area is also well placed for local primary and secondary schools, Torbay Hospital, and transport links towards Torquay town centre, Newton Abbot and the wider South Devon area. This combination of spacious accommodation and convenient positioning makes the property particularly well suited to modern family life. To arrange a viewing, when calling please quote CS1097

Canopied entrance with light point and obscure glazed door to:

ENTRANCE HALL - 2.44m x 1.96m (8'0" x 6'5") Maximum Measurements.

Coved ceiling with light point, smoke detector, stairs with handrail to first floor, consumer unit, radiator, door integral garage, door to:

GROUND FLOOR W/C - 1.55m x 1.42m (5'1" x 4'8")

Coved ceiling with light point, UPVC obscure glazed sash window. Comprising pedestal wash hand basin, WC, radiator with thermostat control, part tiled walls.





INTEGRAL GARAGE. - 5.94m x 4.22m (19'6" x 13'10") Maximum Measurements.

Up and over door, light point, power socket, door to:

GYM/STORE ROOM - 5.23m x 3.66m (17'2" x 12'0") Maximum Measurements.

Strip light, power sockets.

FIRST FLOOR LANDING

Coved ceiling with light point, smoke detector, door to sitting room, opening to:

KITCHEN/DINER - 5.74m x 4.22m (18'10" x 13'10") Maximum Measurement.

DINING AREA Coved ceiling with pendant light point, radiators with thermostat control, UPVC double doors opening onto the rear garden, porcelain tiled flooring with underfloor heating.

KITCHEN AREA Coved ceiling with inset spotlights, UPVC double glazed sash windows to front aspect. Fitted kitchen comprising a range of base and drawer units with work surfaces over, inset 1.5 bowl sink and drainer with mixer tap over, inset electric hob with extractor over, tiled surrounds, wall cabinets, integral fridge and freezer, integral dishwasher and washing machine, built-in double electric oven.

SITTING ROOM - 5.82m x 4.65m (19'1" x 15'3") Maximum Measurements.

Coved ceiling with light point, triple aspect with UPVC double glazed windows to front, side and rear, radiators with thermostat control, TV connection point, telephone point, recess with stairs and hand rail to second floor.

SECOND FLOOR LANDING

Coved ceiling with light point, smoke detector, hatch to loft space, radiators with thermostat control, UPVC double window to rear aspect. Doors to:

BEDROOM ONE - 3.2m x 3.66m (10'6" x 12'0") Maximum Measurements.

Coved ceiling with light point, UPVC double glazed window to front aspect, radiator with thermostat control, fitted wardrobe with sliding mirror fronted doors, TV connection point. Door to:

ENSUITE SHOWER ROOM/WC - 1.96m x 1.68m (6'5" x 5'6") Maximum Measurements.

Inset spotlights, extractor fan, UPVC obscure glazed window. Comprising vanity unit with inset wash hand basin, shower cubicle with electric shower and sliding doors, WC, heated towel rail.

BEDROOM TWO - 4.01m x 3.15m (13'2" x 10'4") Maximum Measurements.

Coved ceiling with light point, UPVC double glazed sash window to front aspect, radiator with thermostat control.



BEDROOM THREE - 2.46m x 2.18m (8'1" x 7'2")

Coved ceiling with light point, UPVC double glazed window to rear aspect, radiator with thermostat control.

BATHROOM - 2.9m x 2.03m (9'6" x 6'8") Maximum Measurements.

Light point, uPVC obscure-glazed window. Comprising panelled bath with twin hand grips, pedestal wash hand basin, WC, part-tiled walls.

OUTSIDE

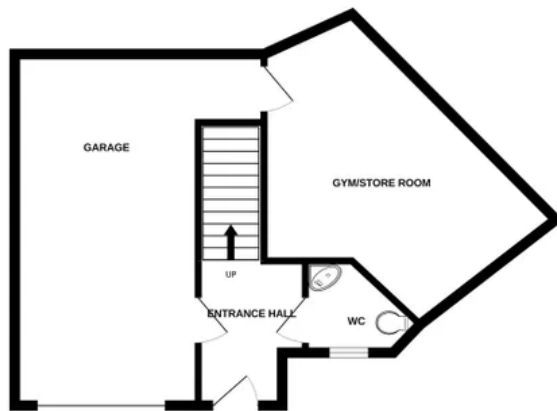
FRONT At the front of the property is a low maintenance garden laid to stone chippings and with a paved pathway leading to the front door. There is a block paved area leading to the integral garage and a block paved driveway to the side providing off road parking.

REAR To the rear of the property and accessed from the kitchen/dining room via double doors is a patio area, enclosed by timber fence and block wall, with outside tap and outside power socket. From here three steps lead to a level and enclosed lawned space with gated access onto the driveway.

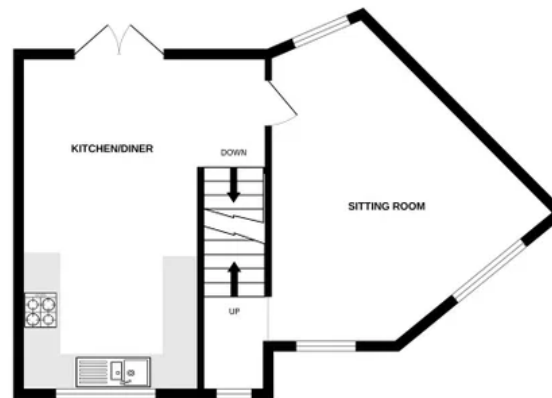




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

CHRISTOPHER SCALES

POWERED BY
exp [®] UK

Tel No - 07713352747
Email - christopher.scales@exp.uk.com
Website - christopherscales.exp.uk.com